



## COUNTY OF PLACER Community Development Resource Agency

### PLANNING

Michael J. Johnson, AICP  
Agency Director

#### TAHOE - ZONING ADMINISTRATOR ACTION AGENDA OCTOBER 7, 2009

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 565 West Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

**1:30 PM  
JE**

**MINOR USE PERMIT/VARIANCE (PMPB 20090246)  
STAFFORD/GARCIA**

**CONT'D  
TO OPEN  
DATE**

**CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Jesse Boeri on behalf of Juan Garcia and Roy Stafford, for a Minor Use Permit for the expansion of floor area of one of the two existing multifamily units. The applicant is also requesting a Variance to allow for the reduction of the rear setback to allow for six and one-half feet where 10 feet is required for the purpose of constructing a partially covered second story deck. The Zoning Administrator will also consider acknowledgement of the legal non-conforming three parking spaces on site where four are required and backing into the street from these spaces, replacing a six foot high fence and gate and a Variance for the continuation of said fence to the East property line where structures now exist in the front setback. The subject property, Assessor's Parcel Number 090-075-019, comprises .096

acres, is located on 8358 Trout Avenue in the Kings Beach area, and is currently zoned Plan Area Statement 029, Kings Beach Community Plan, Special Area #1 (Downtown Commercial Area). The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070, Class 5, Minor Alterations to Land, Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305 and Categorical Exemption Section 18.36.050, Class 3 - New Construction of small structures, Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303. The Planning Department contact for the above project is Jack Edstrom and can be reached at (530) 581-6283.

**1:45 PM**      **VARIANCE (PMPB 20090300)**  
**JE**            **BAVETTA**  
                 **CATEGORICAL EXEMPTION**  
**APPROVED**   **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Andrew Bavetta, for a Variance to the 30-foot side requirement from property line to allow a setback of 26 feet to the foundation and 24.5 feet to the eave for the purpose of constructing a single story, one car garage and workshop on the north side of an existing residence. The subject property, Assessor's Parcel Number 080-360-046, comprises .925 acres, is located at 11630 Kleckner Court in the Truckee area, and is currently zoned RS-B-X 1 acre minimum. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070, Class 5, Minor Alterations to Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Jack Edstrom and can be reached at (530) 581-6283.

**2:00 PM**      **MINOR USE PERMIT (PMPB 20080193)**  
**JE**            **OLSON CONSTRUCTION KINGS BEACH HEADQUARTERS**  
                 **MITIGATED NEGATIVE DECLARATION**  
**APPROVED**   **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Olson Construction on behalf of Bruce Olson, for a Minor Use Permit (MUP) to allow the operation of a Contractor Services facility, creating a centralized location for the purpose of storage of construction materials, tools, and equipment. Several custom workshops solely for support of company construction contracts, business offices and one accessory employee living quarters are also included in the project. The project includes remodeling an existing 3,100 square foot shop and storage building and a proposed building that will contain 3,190 square feet of warehouse/ shop space, 1,700 square feet of office space and 1,504 square feet of caretaker/employee residential space. The project also includes eight foot fencing for sound attenuation and screening purposes. The subject property, Assessor's Parcel Number 090-046-005, 090-046-037, 090-046-038, 090-046-034, comprises .645 acres, is located on 8339 & 8353 Cutthroat Avenue in the Kings Beach area, and is currently zoned Plan Area Statement 026-Kings Beach Industrial Community Plan. Depending on the action taken the Zoning Administrator will also consider adoption of a Mitigated Negative Declaration from CEQA. The Planning Department contact for the above project is Jack Edstrom and can be reached at (530) 581-6283.

**2:15 PM**  
**SW**  
**APPROVED**     **MINOR USE PERMIT (PMPB 20090203)**  
**THE PAINTED ROCK LODGE**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above to consider a request from Robert S. Graham for approval of a Minor Use Permit in order to operate a Bed and Breakfast, with a total of four rentable rooms within the existing single-family residence at 5048 River Road and to allow for eight weddings annually utilizing both properties located at 5038 and 5048 River Road accessed from Bridge 3, off of Highway 89. The weddings will be one at a time with a maximum of 120 guests. Associated parking and on-site improvements will be provided for on the subject parcels. The subject properties, Assessor's Parcel Numbers 096-230-039 and 096-230-040 comprise a total of 3.2 acres, are located at 5038 and 5048 River Road in the Olympic Valley area, and are currently zoned RS-B-43 & W. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.08.020D. Exemptions, General Rule - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15061(b) (3)). The Planning Department contact for the above project is Stacy Wydra and can be reached at (530) 581-6288.

**2:30 PM**  
**SW**  
**APPROVED**     **MINOR USE PERMIT (PMPA 20090328)**  
**CSAA KINGS BEACH OFFICE PROPERTY ACQUISITION**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from The California State Automobile Association (CSAA) on behalf of Placer County Department of Facility Services- Property Management Division, for a Minor Use Permit for the change of use of the existing single-story, 3,344 square foot building from a Professional Office use to a Government Office use. No physical improvements are required or proposed for the change of uses. The subject property, Assessor's Parcel Number 117-150-038, comprises of 0.5 acres (21,780 square feet), is located at 7717 North Lake Blvd. in the Kings Beach area, and is currently zoned Plan Area Statement 029 Special Area #2, East/West Entry Commercial. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.030, Class 1 – Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301. The Planning Department contact for the above project is Stacy Wydra and can be reached at (530) 581-6288.

